LOT 21
LOFTON POINTE PB 6/325

ORTAMI LLC
763 CASIANO DRIVE APT B
SANTA BARBARA, CA 93105

2025

01-2N-27-1270-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

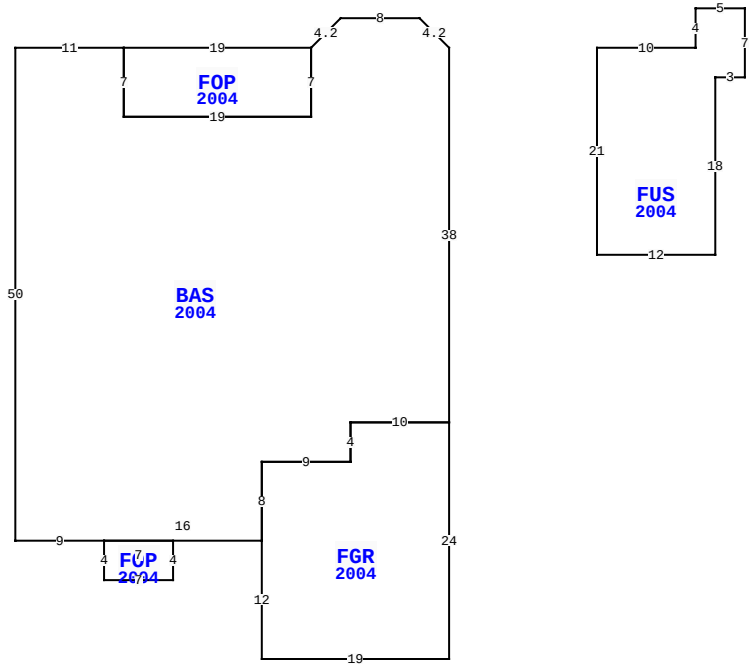
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	2004	1,908	216,898
FGR	420	55	2004	231	26,259
FOP	28	30	2004	8	909
FOP	133	30	2004	40	4,547
FUS	281	100	2004	281	31,944
TOTALS	2,770			2,468	280,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,468	125.7456	125.75	310,351	2004	2004	0	0	0	9.60	90.40

1 SINGLE FAM – 0% - 2023 Heated Area: 2189 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

96053 PIEDMONT DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	280,557
TOTAL MARKET OB/XF VALUE	3,828
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	349,385
SOH/AGL Deduction	0
ASSESSED VALUE	349,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,385
TOTAL JUST VALUE	349,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311360	NEW CONSTR	200,000	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0516	11/04/2022	SW	U	I	11	100
GRANTOR: 96053 PIEDMONT DRIVE						
GRANTEE: ORTAMI LLC						
2487/0553	8/12/2021	WD	Q	I	01	250,000
GRANTOR: MIKETHECLOSER 1947 LL						
GRANTEE: 96053 PIEDMONT DRIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] L3 U3 W8 L3 D3 FOP=[YR=2004] W19 S7 E19 N7 $S7 W19 N7 W11 S50 E9 FOP=[YR=2004] S4 E7 N4 W7 $ E16 FGR=[YR=2004] S12E19 N24 W10 S4 W9 S8$ N8 E9 N4 E10 N38 $ PTR= E15 FUS=[YR=2004] E10 N4 E5 S7 W3 S18 W12 N21$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	0	63.00	SF	10.00	10.00	100	2004	2004	3	83	523	
2	0810	CONCRETE A	0	0	0	0	591.00	SF	6.50	6.50	100	2004	2004	3	83	3,188	
3	0476	VF 6 SBPL	0	0	0	0	6.00	LF	32.00	32.00	100	2004	2004	3	61	117	

LAND DESCRIPTION

TOTAL OB/XF 3,828

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS